

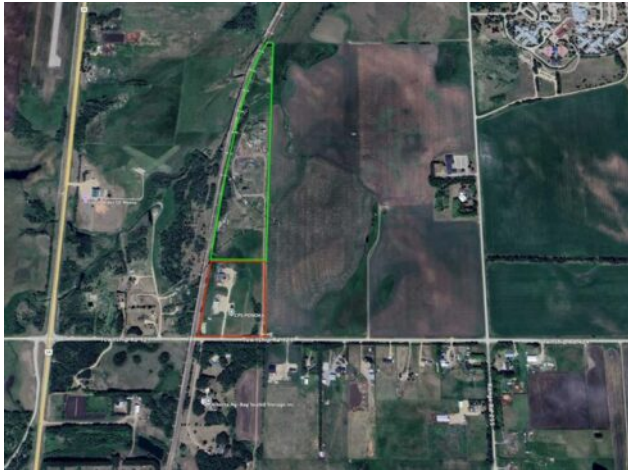


GRASSROOTS
REALTY GROUP

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255048 Township Road 424
Rural Ponoka County, Alberta

MLS # A2303397



\$950,000

Division:	NONE
Type:	Industrial
Bus. Type:	Waste Management
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Picker People Ltd
Size:	3,601 sq.ft.
Zoning:	AG

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	See Remarks, Well	Lot Size:	70.25 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Over 70.25+/- Acres on two titles, FORMER CPS/ NUTRIEN FACILITY (on 10.25 ACRES) with 30+ ACRES at the back designated as an ACTIVE CLASS III LANDFILL. Featuring a 35'x70' steel shop, concrete floors with dock loading on one side. Heavy power (480V) and an 18'x16'H OHD-ceiling 18.5' in height to 20'. Great for a mechanic's/service bay. A 32'x40' modular office w/ a full bath, laundry, kitchen, and four offices, serviced by a well/septic system. A former fertilizer/seed plant that's 70'x70' (of no value) with all misc. seed and fertilizer handling equipment (NFG). Roughed in is a 100' weigh scale, cement supports, and power run to it, needing only the scale installed for operational use, which is crucial for heavy trucks leaving the facility. At the back sits the additional 60+ acres, of which 30 acres are deemed CLASS III Landfill (active with the province of Alberta) but has not taken refuse/construction waste in the past number of years. This unique property, with rare use, has a hard-packed laneway and yard space with more developable acres available. Perfect for waste management/trucking and more.